

Message Text

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51

ACTION FBO-05

INFO OCT-01 AF-04 ISO-00 A-01 L-02 /013 W

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R 171429Z DEC 74

FM AMEMBASSY ACCRA

TO SECSTATE WASHDC 5844

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FBO FOR ALSPAUGH

E.O. 11652: N/A

TAGS: ABLD GH

SUBJ: NEW CHANCERY SITE

1. THIS MESSAGE SUMMARIZES DEVELOPMENTS IN NEGOTIATIONS FOR NEW CHANCERY SITE SINCE DEPARTURE OF ALSPAUGH AND KNOOP ON DECEMBER 7.

2. AS AGREED, SOWA OF MFA ACCOMPANIED BAXTER AND GROVER TO NORTH RIDGE AREA ON DEC 9. TO SURPRISE OF EMBOFFS, HE INDICATED PLOTS IN BLOCK BOUNDED BY SIXTH AVENUE, NINTH ROAD, SEVENTH AVENUE AND UNNAMED ROAD PARALLEL TO NINTH ROAD AT NORTH END OF BLOCK, RATHER THAN PLOTS VISITED BY FBO REPS AND EMBOFFS ON DEC 7. PLOTS HE INDICATED AVAILABLE WERE THREE FRONTING ON SEVENTH AVENUE AND MIDDLE OF THREE FACING SIXTH AVENUE, THUS INCLUDING ONE (THE WESTERLY) OF THE TWO PLOTS GROUP AGREED ON DEC 7 WOULD BE MOST ACCEPTABLE TO USG.

3. EMBOFFS INDICATED TO SOWA THE PAIR OF PLOTS FACING NINTH ROAD BETWEEN SIXTH AND SEVENTH AVENUES WOULD BE MOST PREFERRED, AND SOWA INDICATED WE SHOULD INFORM MFA OF OUR DESIRES. THIS WAS DONE IN NOTE VERBALE ON DEC 10, IN WHICH PLOTS WERE CROSSHATCHED ON ENCLOSED PLOT PLAN. NOTE RESTATED FOR RECORD THE POINTS WHICH USG MUST HAVE FROM GOG TO PROCEED WITH EXCHANGE. ADDITIONAL COPY OF NOTE WAS SENT TO COMMISSIONER FOR FOREIGN AFFAIRS BAAH UNDER COVER OF LETTER FROM AMBASSADOR. (FYI SOWA SUGGESTED THIS AND SAID BAAH, AMONG COMMISSIONERS, WAS MOVING FORCE BEHIND GOG WISH TO ACQUIRE OUR PRESENT LOCATION).

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4. SOWA (NOTING THAT HE HAD BEEN DIRECTED BY BAAH TO MOVE FORTH-WITH) HAS HAD SERIES OF MEETINGS WITH MINISTRIES OF LAND AND NATURAL RESOURCES (WHICH CONTROLS PLOTS) AND WORKS AND HOUSING (WHICH USES PLOTS FOR PRESENT STRUCTURES). HE APPARENTLY HAS ENLISTED DIRECT SUPPORT OF BAAH.

5. SOWA INFORMED POL COUNSELOR DEC 17 THAT LAND OFFICER AND TOWN PLANNING OFFICER HAD GIVEN APPROVAL FOR ALLOTMENT TO USG OF THE TWO LARGE LOTS FACING NINTH ROAD AND BOUNDED BY SIXTH AND SEVENTH AVENUES (NOTED PARA TWO ABOVE). MATTER MUST NOW GO BEFORE LANDS COMMISSION FOR FINAL APPROVAL. SOWA HOEPFUL THAT SUPPORT OF TWO OFFICERS AND OF MFA AT COMMISSIONER LEVEL WILL RESULT IN EARLY FAVORABLE DECISION BY LANDS COMMISSION. HE SAID HE HOPES TO CONFIRM THIS BY NOTE LATER THIS WEEK AND WILL INCLUDE SITE PLAN.

7. IF DEPT APPROVES, WE WILL PROCEED WITH EVALUATION OF SITES BY CHARTERED SURVEYORS. REQUEST FOR FISCAL DATA WILL BE SUBMITTED LATER.
BLACK

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